



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

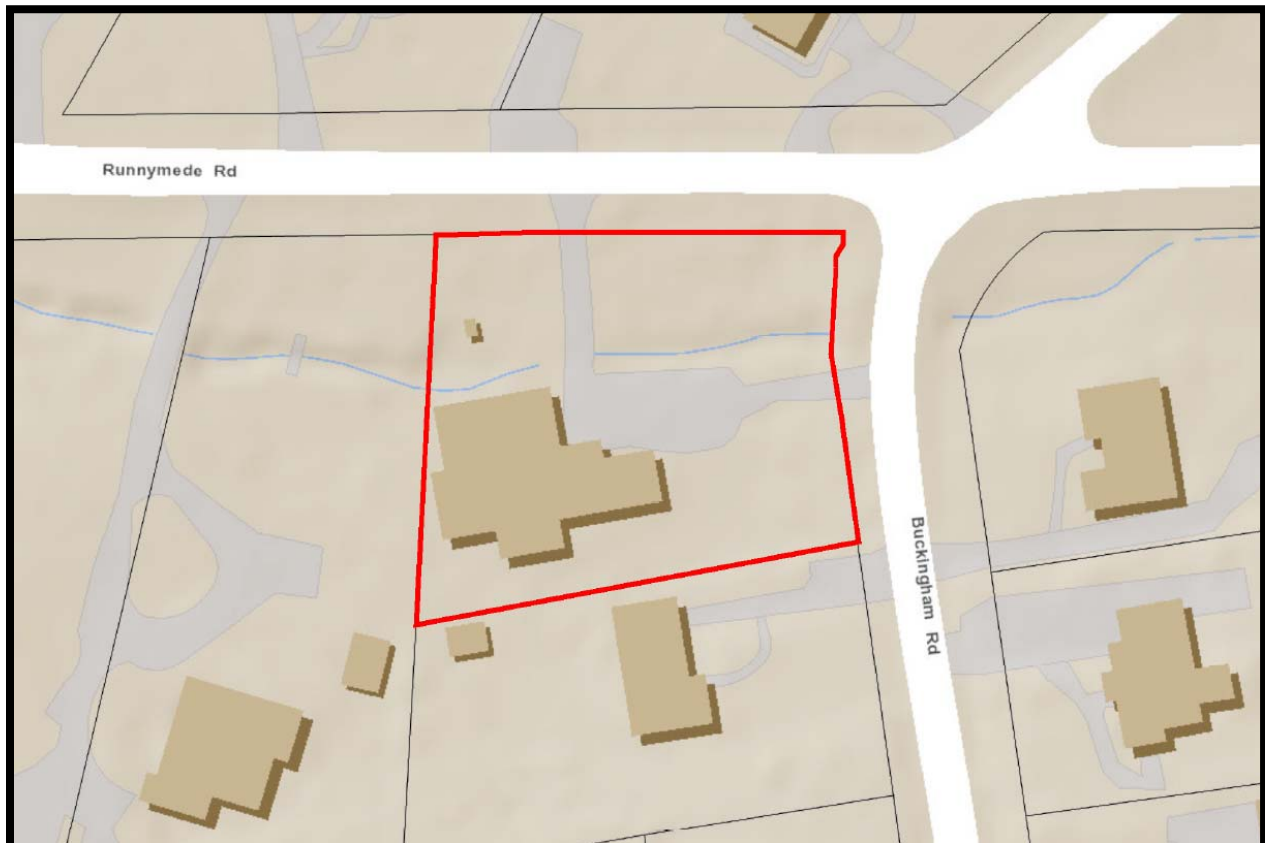
Case File: A-63-17

Property Address: 903 Runnymede Road

Property Owner: Paul and Jane Davis

Project Contact: Jamie Davis

Nature of Case: A request for an 11.8' rear yard setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to allow for a rear addition to the existing detached house resulting in a 18.2' rear setback on a .53 acre parcel zoned Residential-4 and Neighborhood Conservation Overlay District located at 903 Runnymede Road. The Board approved this same request in 2015 (A-56-15) but it has expired and work never commenced.

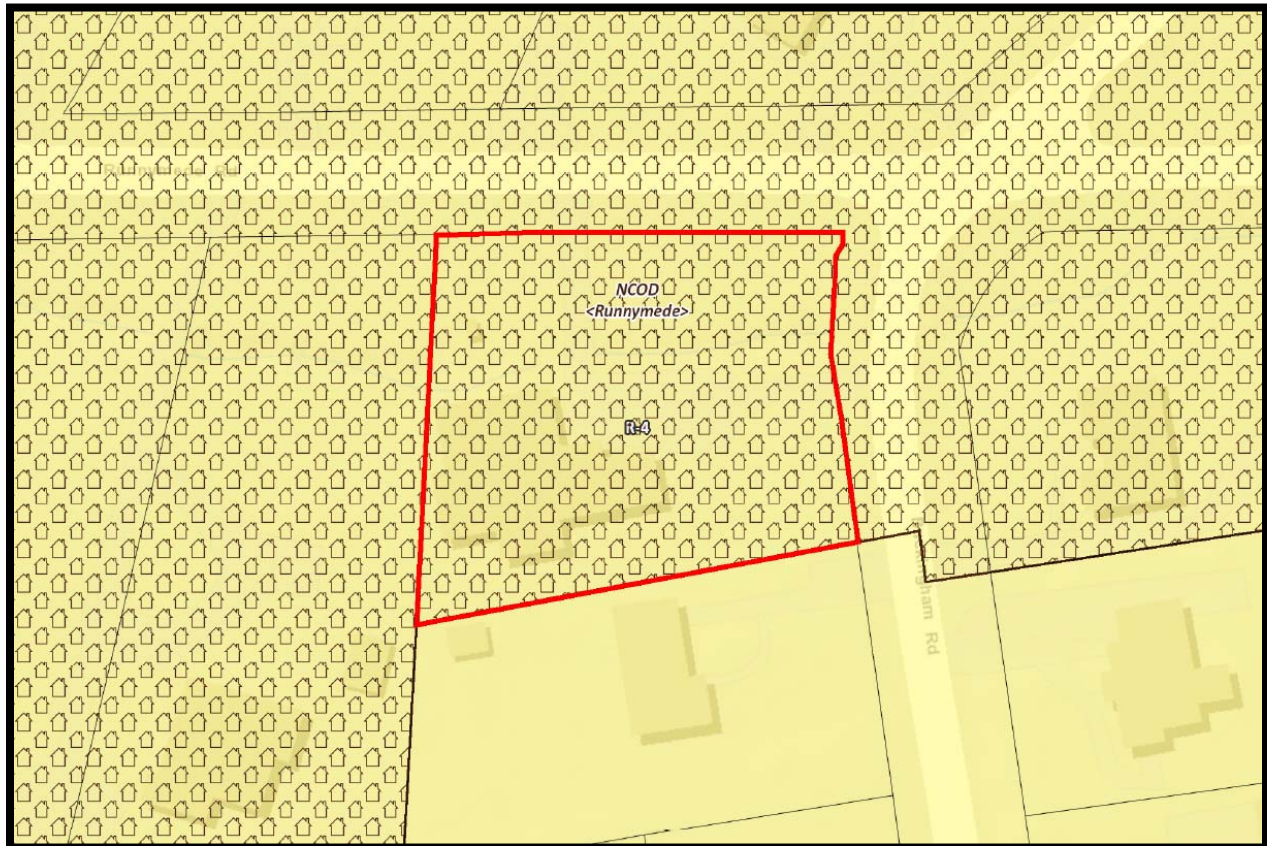


903 Runnymede Road – Location Map

To BOA: A-56-15: 7-13-15, A-63-17: 5-8-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-4 and NCOD (Runnymede Road)



903 Runnymede Road – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

<u>Yard Type</u>	<u>Minimum Setback</u>
Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

NCOD: Runnymede Road Neighborhood

- a. Minimum lot size: 17,424 square feet.
- b. Minimum lot frontage: 100 feet.
- c. Front yard setback: Minimum of 30 feet.
- d. Maximum building height: 24 feet as measured at the 30-foot front yard setback line. Building height may be increased 1 foot of height for each 1 foot of increase in the front yard setback beyond 30 feet.


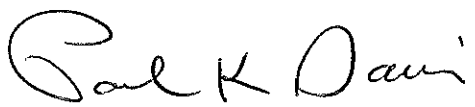
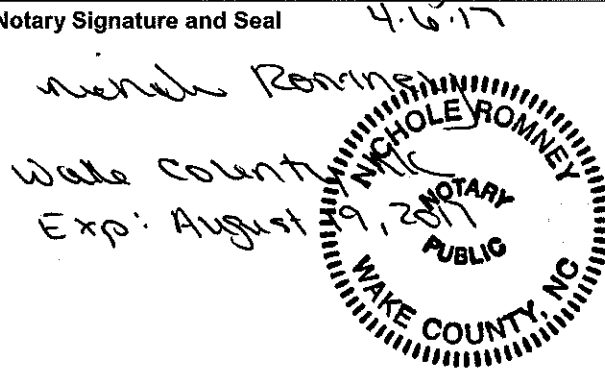
Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>Paul and Jane Davis, property owners request and 11.8' rear yard setback variance to allow for a rear addition and rear deck on a .53 acre property zoned Residential-4 and Neighborhood Conservation Overlay District located at 903 Runnymede Road. This was approved on July 13, 2015 (Case A-56-15)</p>	<p>Transaction Number</p> <p>A-63-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>Case A-56-15</p>	

GENERAL INFORMATION		
Property Address 903 Runnymede Road		Date 4/6/17
Property PIN 0795519896	Current Zoning R-4	
Nearest Intersection Runnymede Road and Buckingham Road		Property size (in acres) .53
Property Owner Paul and Jane Davis	Phone 919-523-0776	Fax n/a
Owner's Mailing Address 903 Runnymede Road Raleigh, NC 27607	Email paulkennethdavis@gmail.com	
Project Contact Person Jamie Davis	Phone 919-696-2994	Fax n/a
Contact Person's Mailing Address 929 Marilyn Drive Raleigh, NC 27607	Email williamjddavis390@gmail.com	
Property Owner Signature 	Email PAULKENNETHDAVIS@GMAIL.COM	
<p>Notary</p> <p>Sworn and subscribed before me this <u>6th</u> day of <u>April</u>, 20<u>17</u></p> <p></p>	<p>Notary Signature and Seal <u>4-6-17</u></p> <p></p>	

PROPERTY OF
PAUL K. DAVIS & wife, JANE R. DAVIS

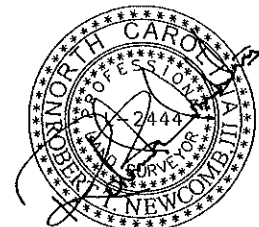
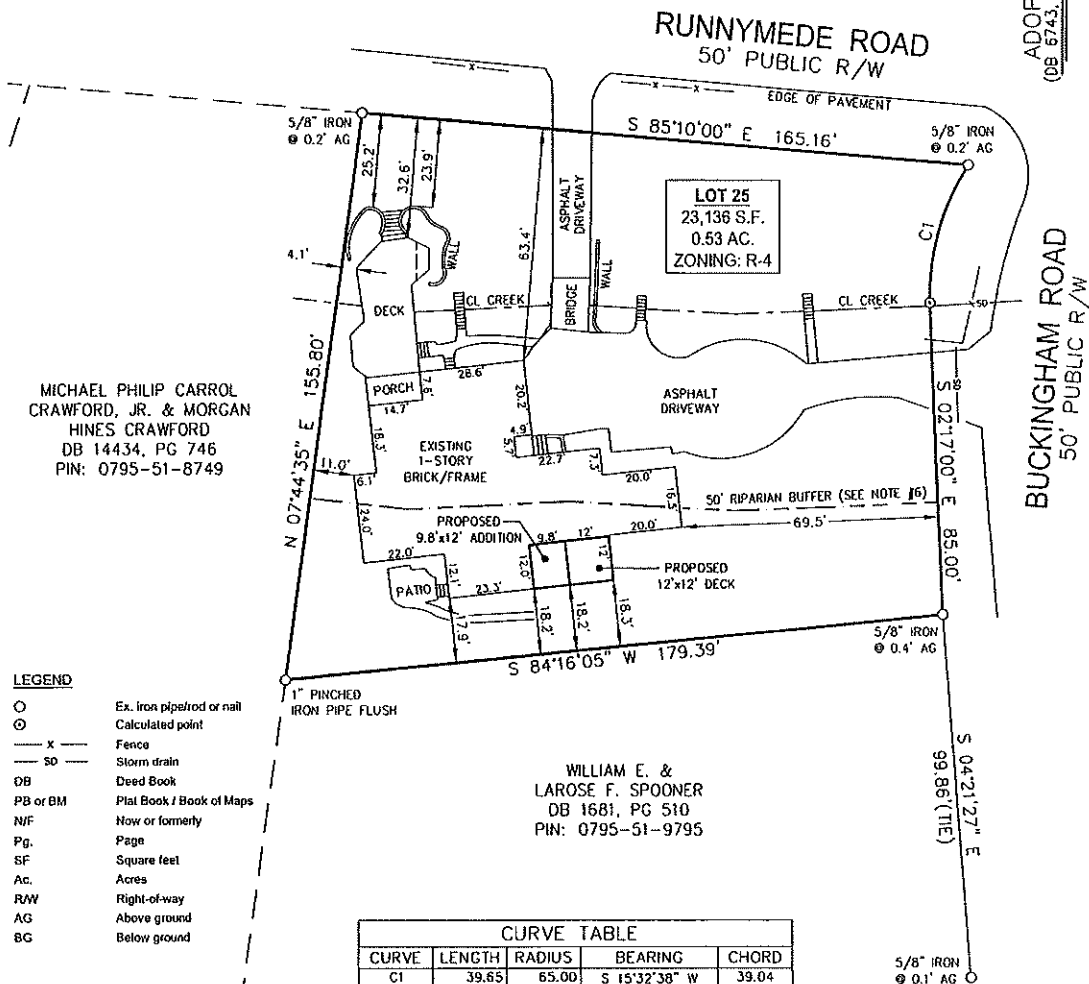
LOT 25, BUDLEIGH REVISION 1
903 RUNNYMEDE ROAD
SCALE: 1"=40'
REFERENCES: BOOK OF MAPS 1948, PAGE 77

RALEIGH TOWNSHIP
WAKE COUNTY
NORTH CAROLINA
JUNE 9, 2015

PLAN INFORMATION BLOCK	
Total Square Feet:	
Slab:	Basement:
Plan Number:	
Included Options:	

IMPERVIOUS SURFACE AREAS

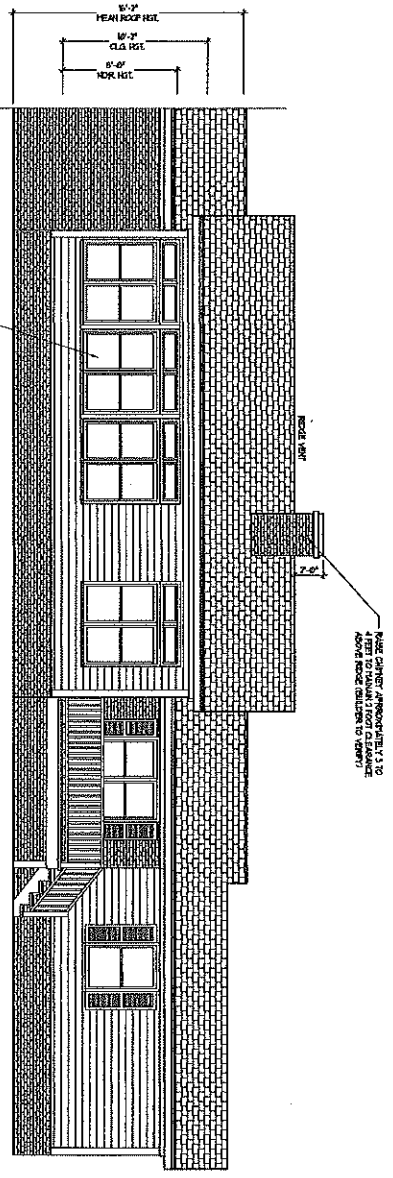
EXISTING HOUSE(FOOTPRINT): 3,348 S.F.
EXISTING DRIVE, WALK & OTHER AREAS: 3,636 S.F.
PROPOSED ADDITION: 117 S.F.
PROPOSED DECK: 144 S.F.
(TOTAL IMPERVIOUS SURFACE (PROPOSED): 7,101 S.F.)
TOTAL AREA OF LOT: 23,136 S.F.
PERCENTAGE IMPERVIOUS (PROPOSED): 30.69%



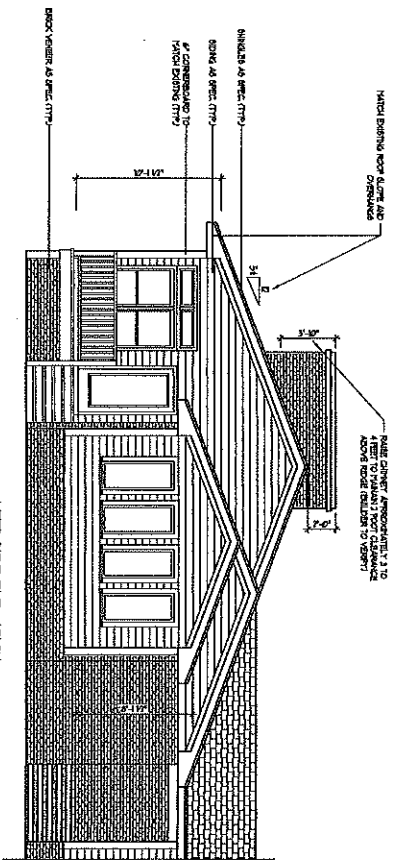
PRELIMINARY PLAN FOR BUILDING PERMIT APPLICATION ONLY
NOT FOR SALES OR CONVEYANCES

155731
PIN: 0795-51-9896

NEWCOMB land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609
Phone (919) 847-1800, Fax (919) 847-1804



REAR ELEVATION
SCALE 3/4" = 1'-0"



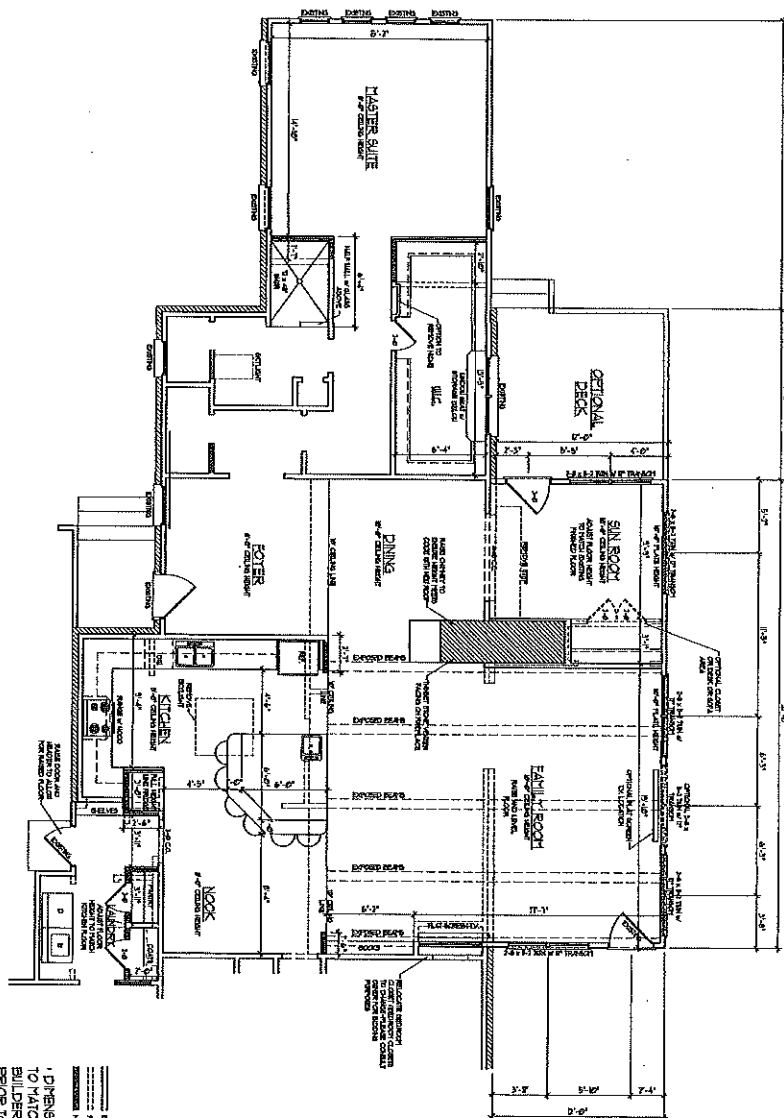
LEFT SIDE ELEVATION
SCALE 3/4" = 1'-0"

DAVIS RESIDENCE
903 RUNNYMEDE ROAD
RALEIGH, NORTH CAROLINA

J.S. THOMPSON
ENGINEERING, INC.
606 WADSWORTH AVE., SUITE 104 RALEIGH, NC 27608
PHONE (919) 755-9919 FAX (919) 780-9921
N.C. LICENSE NO. C-1733

DATE: MAY 20, 2002
SCALE: AS SHOWN
DRAWN BY: JST
CHECKED BY: JST
PROJECT NO. 02-001

sheet 1 of 5
A-1
ELEVATIONS



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL MECHANICAL CODE BOOK (IMC).
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
4. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC).
5. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ROOFING CODE (IRC).
6. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EXTERIOR FINISHES CODE (IEFC).
7. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INTERIOR FINISHES CODE (IIFC).
8. ALL PAINTS AND COATINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PAINTS AND COATINGS CODE (IPCC).
9. ALL GLASS AND GLAZING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GLASS AND GLAZING CODE (IGGC).
10. ALL METALWORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL METALWORK CODE (IMWC).
11. ALL WOODWORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WOODWORK CODE (IWC).
12. ALL CEILING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CEILING WORK CODE (ICWC).
13. ALL FLOORING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FLOORING CODE (IFC).
14. ALL DOOR AND WINDOW THRESHOLDS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DOOR AND WINDOW THRESHOLDS CODE (IDWTC).
15. ALL STAIRS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STAIRS CODE (ISC).
16. ALL ELEVATORS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELEVATORS CODE (IEC).
17. ALL RAMP WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RAMP WORK CODE (IRWC).
18. ALL CURB WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CURB WORK CODE (ICWC).
19. ALL DRIVEWAY WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DRIVEWAY WORK CODE (IDWC).
20. ALL PAVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PAVEMENT WORK CODE (IPWC).
21. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LANDSCAPING CODE (ILC).
22. ALL FENCE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FENCE WORK CODE (IFWC).
23. ALL GARDEN WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GARDEN WALLS CODE (IGWC).
24. ALL RETAINING WALLS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RETAINING WALLS CODE (IRWC).
25. ALL BRIDGE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BRIDGE WORK CODE (IBWC).
26. ALL TOWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TOWER WORK CODE (ITWC).
27. ALL LANTERN WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LANTERN WORK CODE (ILWC).
28. ALL FOUNTAIN WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FOUNTAIN WORK CODE (IFWC).
29. ALL STATUE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL STATUE WORK CODE (ISWC).
30. ALL MONUMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MONUMENT WORK CODE (IMWC).
31. ALL OBELISK WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OBELISK WORK CODE (IOWC).
32. ALL PYLON WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PYLON WORK CODE (IPWC).
33. ALL COLUMN WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL COLUMN WORK CODE (ICWC).
34. ALL PILLAR WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PILLAR WORK CODE (IPWC).
35. ALL ARCHITECTURAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ARCHITECTURAL WORK CODE (IAWC).
36. ALL SCULPTURE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SCULPTURE WORK CODE (ISWC).
37. ALL MURAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MURAL WORK CODE (IMWC).
38. ALL TAPESTRY WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TAPESTRY WORK CODE (ITWC).
39. ALL CARPET WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CARPET WORK CODE (ICWC).
40. ALL FLOOR COVERING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FLOOR COVERING CODE (IFCC).
41. ALL WALL COVERING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WALL COVERING CODE (IWCC).
42. ALL CEILING COVERING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CEILING COVERING CODE (ICCC).
43. ALL DOOR AND WINDOW COVERING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DOOR AND WINDOW COVERING CODE (IDWCC).
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45. ALL ELEVATOR COVERING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELEVATOR COVERING CODE (IEC).
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100. ALL CEILING COVERING COVERING COVERING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CEILING COVERING COVERING COVERING CODE (ICCC).

DIMENSIONS SUBJECT TO CHANGE;
TO MATCH EXISTING STRUCTURE;
BUILDER TO VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION.

DAVIS RESIDENCE
903 RUNNYMEDE ROAD
RALEIGH, NORTH CAROLINA

J.S. THOMPSON
ENGINEERING, INC.
606 WARD AVE., SUITE 100 RALEIGH, NC 27605
PHONE: (919) 789-9910 FAX: (919) 789-9211
N.C. LICENSE NO. C1733

Sheet 2 of 5
A-2
FIRST FLOOR PLAN

[illegible]

EXHAUSTION VENTILATION CAPABILITY
 BY NO. FT. OF CEILING SPACE DIVIDED BY
 FACE SQUARES OF NO. FT. OF NET FREE AREA
 REQUIRED. INSTALLED THE FAN TO COVER
 ENTIRE CEILING SPACE. LOCATED VENTS UNDER
 3'-0" OF EACH CORNER OF THE BUILDING TO
 PROVIDE CROSS-VENTILATION.

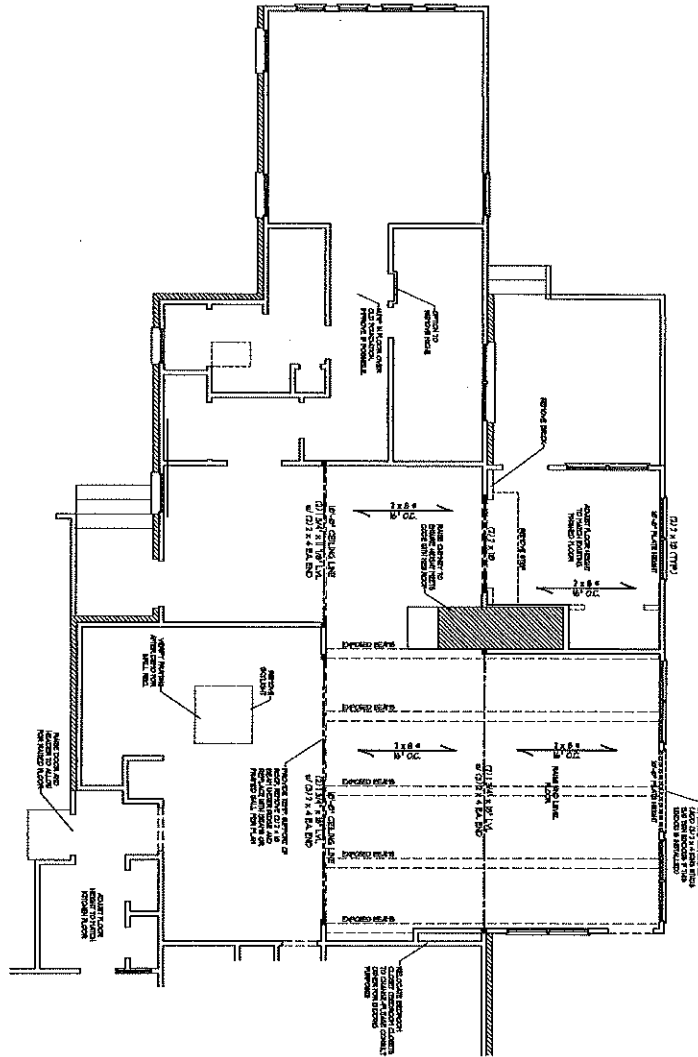
1. ALL REPAIRS LIMITED TO BE 4
2. PROVIDE DOUBLE JOINT UNDER
3. ALL WALL PERIMETER TO FLOOR
4. JOINTS
5. SOLVENTS ORANGE PEEL LAMBS
6. WHICH RESISTANCE SOLID BLOODS
7. TO DANGER OR FOUNDATION.
8. SUGGEST PILES TO BE FILLED
9. SOLID.
10. REFER TO NOTED SHEET FOR
11. ADDITIONAL STRUCTURAL
12. INFORMATION.



DAVIS RESIDENCE
903 RUNNYMEDE ROAD
RALEIGH, NORTH CAROLINA

J.S. THOMPSON
ENGINEERING, INC
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C41733

DATE: MAY 20, 2015
ROLL: 1/4" - 10"
TABLE NO: 81-209
DRAWN BY: JBT
DATE: MAY 20, 2015
ROLL: 1/4" - 10"
TABLE NO: 81-209
DRAWN BY: JBT



- EXHIBIT A, NOTES**
1. ALL FINISHES TO BE 7' MIN.
 2. ALL FINISHES TO BE 7' MIN.
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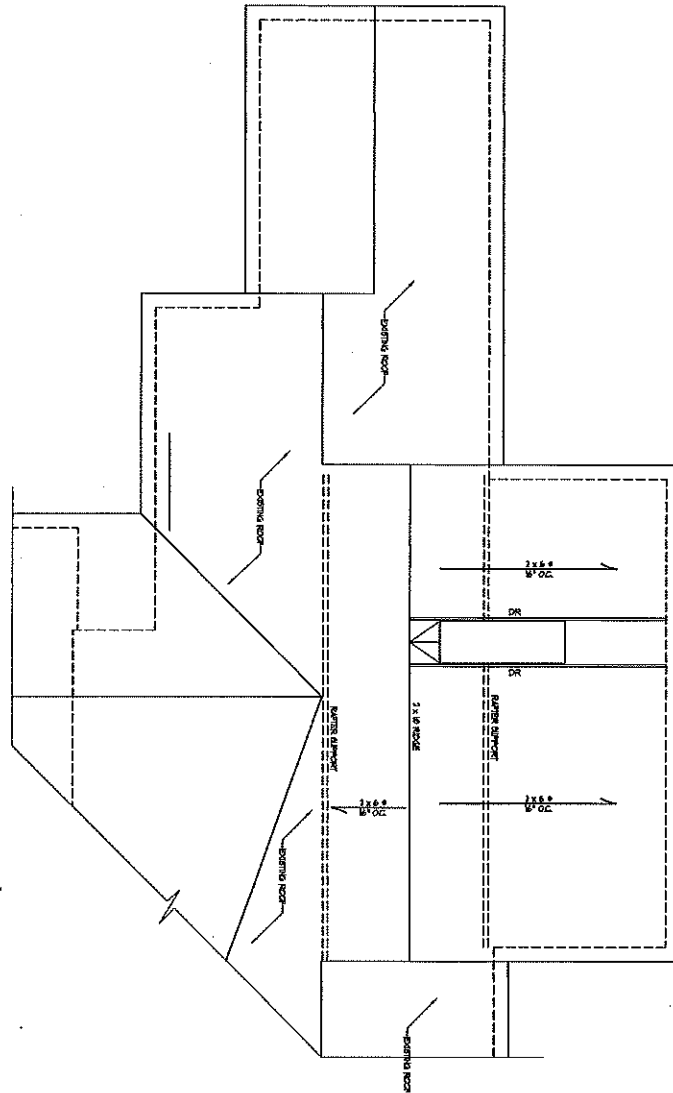
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SHEET: 4 OF 5
S2
CEILING PLAN
PLAN

DATE: 4-15-23
PROJECT: 4-15-23
OWNER: 4-15-23
ARCHITECT: 4-15-23
ENGINEER: 4-15-23
CONTRACTOR: 4-15-23
PERMIT: 4-15-23
REVISION: 4-15-23
NOTES: 4-15-23
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EXHIBIT: 4-15-23
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EXHIBIT Z: 4-15-23

DAVIS RESIDENCE
903 RUNNYMEDE ROAD
RALEIGH, NORTH CAROLINA

**J.S. THOMPSON
ENGINEERING, INC.**
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9219 FAX: (919) 789-9971
N.C. LICENSE NO. C-1713





- EXPLANATION:**
1. ALL DIMENSIONS ARE TO BE 0
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DATE: 10/10/04
DRAWN BY: JST
CHECKED BY: JST
APPROVED BY: JST
SCALE: 1/8" = 1'-0"
SHEET: 5 OF 5
PROJECT: 903 RUNNYMEDE RD

DAVIS RESIDENCE
903 RUNNYMEDE ROAD
RALEIGH, NORTH CAROLINA

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N.C. LICENSE NO. 011213



EXAMING NOTES

- | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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FOOTINGS AND FOUNDATION NOTES

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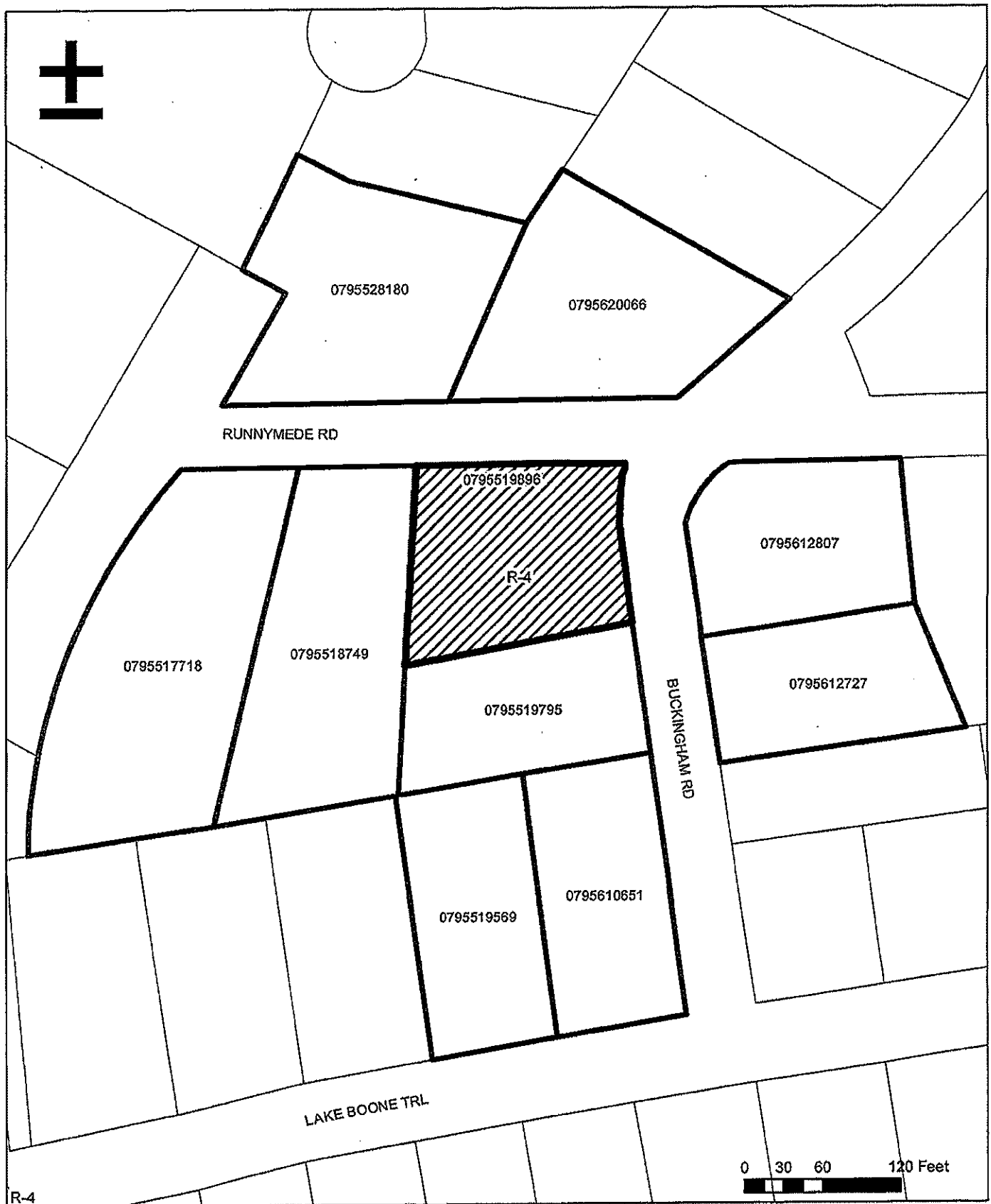
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STANDARD STRUCTURAL NOTES

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PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C-1733

STRUCTURAL
NOTES



903 Runnymede Road



0795519896
DAVIS, PAUL K DAVIS, JANE R
903 RUNNYMEDE RD
RALEIGH NC 27607-3107

✓ 0795517718
GUPTON, ERIC T GUPTON, AMANDA M
911 RUNNYMEDE RD
RALEIGH NC 27607-3107

✓ 0795518749
CRAWFORD, MICHAEL PHILIP CARRO JR
CRAWFORD, MORGAN...
907 RUNNYMEDE RD
RALEIGH NC 27607-3107

✓ 0795519569
BOTZIS, MICHAEL P BOTZIS, FRANCES P
910 LAKE BOONE TRL
RALEIGH NC 27607-6633

✓ 0795519795
SPOONER, WILLIAM E SPOONER, LAROSE
F
PO BOX 848
BLOWING ROCK NC 28605-0848

✓ 0795528180
HANSEN, SAMANTHA ~~HANSEN, SAMANTHA~~
906 RUNNYMEDE RD
RALEIGH NC 27607-3108

0795610651
DAVIS, CRAIG M
840 NW CARY PKWY
CARY NC 27513-2782

✓ 0795612727
ROBERTS, THOMAS CLAY
2006 BUCKINGHAM RD
RALEIGH NC 27607-3113

✓ 0795612807
DAVIS, PAUL CLAY
2010 BUCKINGHAM RD
RALEIGH NC 27607-3113

✓ 0795620066
HOLDER, SAMUEL LEE JR HOLDER, JOAN
A
2101 BUCKINGHAM RD
RALEIGH NC 27607-3114

0795610651
✓ YARBOROUGH, JOSEPH S
NIKKI P YARBOROUGH
906 LAKE BOONE TRL.
RALEIGH, NC 27607